

Der Weg zum eigenen Haus –
aus der Sicht des Bauherrn
The way to the own residential building –
a consumer attitude

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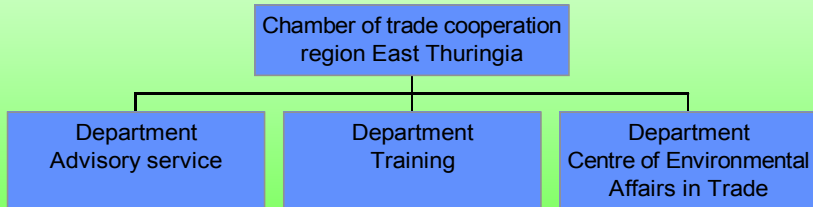
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Chamber of Trade East Thuringia - Environment Centre

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Handwerkskammer für Ostthüringen (Chamber of trade cooperation or Chamber of commerce)

Type and legal status of organisation: **non profit organisation**



Tasks of the Centre:

- environmental advisory service for small and medium-sized enterprises
- courses on legal and technical problems in conservation and environmental affairs
- dealing with and working on environmental projects in small and medium-sized enterprises

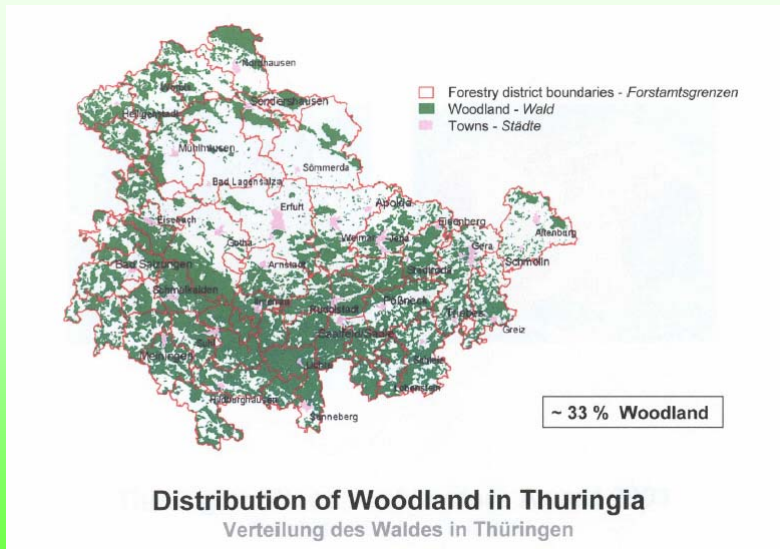


Thuringia - Germany's "Green Heart"

Thüringen -
das Grüne Herz Deutschlands

Thuringia – geographic





Thuringia – famous buildings – Wartburg near Eisenach



Thuringia – famous buildings –
Weimar - library of Herzogin Anna Amalia



Why should we use wood and timber?

- Wood is the only building material which is continually renewed.
- Wood is unmatched by any other material in meeting the requirements for recycling.
- From an ecological, economical and technical point of view, wood is the building material of the future.

Short history

- For 200 years now, the German forests, covering ca 31 % of the country's territory, have been subject to sustained forest management - the central requirement formulated at the UN environmental conference in Rio de Janeiro in 1992.
- Approximately 94 % from 10,7 mio hectare forest can be utilized for the yield of wood.

Facts

- Of the roughly 60 million cubic metres of regrown wood in Germany's forests every year, only two thirds are actually harvested.
- With a growing stock of wood in the order of 2.8 billion cubic metres, Germany possesses extensive reserves of wood, ensuring that it will remain a reliable and consistent supplier of timber in the long term.
- An increase in wood felling of estimated 40 % from today's 40 mio m³ is possible without endangering sustained forest management.

The German Timber Industry - a main economic branch

With more than 64,000 enterprises and approximately 600,000 persons employed the German wood and paper industry (without printing and publishing houses) obtains a conversion of nearly 80 billion Euro.

2002 was processed approximately 43 million cubic meter domestic wood.

Branchen der Holzwirtschaft in Prozent des Umsatzes



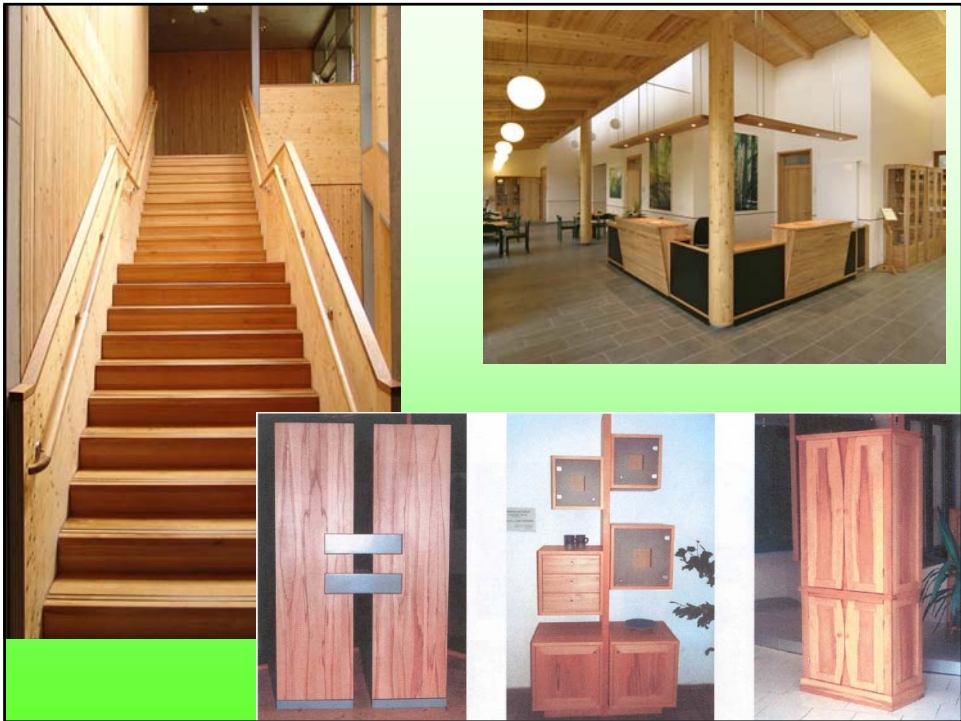
(Quelle: Deutscher Holzwirtschaftsrat, 2004)

Wirtschaftszweig	Unternehmen	Beschäftigte	Umsatz in Mrd. €
Holzbearbeitung (Sägewerke, Holzwerkstoffindustrie)	2.220	43.350	8,00
Holzbearbeitungsmaschinen	230	20.500	2,90
Furnierwerke	10	1.000	k. A.
Fenster- und Fassadenbau	5.600	26.000	1,30
Möbelindustrie	1.293	137.000	19,80
Zimmerer/Holzbaugewerbe	9.970	63.101	5,00
Fertigbau	116	14.234	2,10
Tischler/Schreiner	41.989	203.656	16,36
Holzhandel	2.600	30.000	9,00
Zellstoff- und Papiererzeugung	166	44.000	11,90
Holzimprägnierung	240	4.100	0,40
Holzpackmittelindustrie	118	5.100	0,74
ParkettHersteller	30	1.600	0,25
Holzwirtschaft insgesamt	64.582	593.641	77,75

Selected branches of the German timber manufacturing

1. Joiners

- Joiners are classical skilled trades, which adjusted themselves to most modern requirements.
- 42,367 joiners enterprises employ 196,324 humans. They gain a conversion of more than 16 billion euro annually.
- Emphasis of the industry lies in the interior fittings and furniture making. Here they offer individual solutions according to the organization desires of the customer.
- The professional installation of industrially manufactured doors, windows and other elements in the interior fittings belongs likewise to the power spectrum of the this handicraft.



2. Carpenter and timber construction trade

- The German carpentry counts approximately 10,336 enterprises with 58.936 persons employed.
- They converted 4.75 billion euro.

- The trend in the industry goes to smaller enterprise units. While 1995 an enterprise had on the average nine persons employed, there is at present on the average less than six coworkers, whereby the training ratio is very high.

- The future development of the German carpentry, which ranks among the section carpentry and timber building construction, is closely connected with an increase in the timber construction. The Carpenters offers himself imore and more complete building solutions.



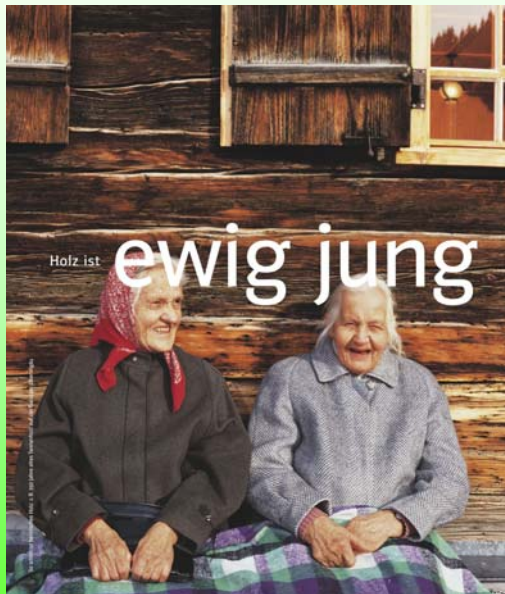
3. Prefabricated construction

- In the prefabricated building construction the building material wood plays a substantial role.
- Nearly 20,000 of 170,000 one- and two families-houses are built as prefabricated construction.
- Approximately 80 per cent of it were prefabricated timber buildings (16,260 in 2004). At the total construction volume the prefabricated building construction has a portion of 13,1 per cent.
- In the 108 German enterprises are over 14.000 persons employed. They gained a conversion of approximately 2 billion Euros.



Wood

Forever young!



Thank you for your kind interest!

Next Mr. Kozieraz



The organization of the German carpentry

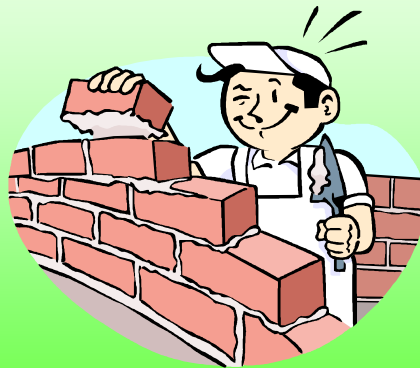


Dream house in timber construction / check list

- Wish regarding housing / idea
- budget and costs
- selection of a property
- clarifying build-legal conditions
- looking at local development plan
- purchase of land
- land register entry
- looking for planning partner
- space requirement
- determination building design
- determination of the building methods
- (genuine wood)
- cost calculation
- comparison of financing offers
- design planning
- building request
- permission and promotion requests
- execution planning
- advertisement and assignment of building works and supplies
- conclusion of insurance
- earthwork and development work
- groundwork, possibly with cellar
- assembly of the prefabricated timber construction,
- roofing and the window installation
- finishing the wind -, water- and hermetic building cover
- interior fittings, building services
- exterior installations

Way 1 to a house

- Self made
- advantage:
particularly inexpensive
- disadvantage:
bad quality and long construction period



Way 2 to a house

The bare-bone house

Advantage:

- Own contribution in the context of the possibilities
- Cost saving
- Cost-lowering development concept
- For example:
- Outside finished - inside everything for the cost-lowering self development prepared
- Own contribution attributable

Disadvantage:

- High volume of time



Way 3 to a house

Ready for occupancy
bought

Advantage:

- Short construction period
- Guarantee available
- Good quality

Disadvantage:

- High costs



Way 4 to a house
Dream house
in
timber construction method

Selection of the timber building
manufacturer

- criterion for choice
 - references
 - quality
 - price/achievement relationship
 - reliability
 - guarantee
 - qualification of the coworkers

Execution planning with the enterprises

- development of execution variants
- cost planning
- definition of the stage of development
 - ready for occupancy
 - ready for interior fittings
 - carcass
 - self-made house

Execution of construction

- Property development
 - house sewer system
 - water/waste water
 - power
 - telephone

Execution of construction

- Carcass
 - production of the base plate or the cellar
 - delivery of the timber building construction
 - assembly of the prefabricated timber building construction
 - completion of the building cover
 - unequipped structure acceptance

Execution of construction

- Construction
 - shifting the building services into the open wall constructions
 - interior fittings
 - spatial arrangement
 - acceptance of work

Execution of construction

- Organization of the exterior installations
 - approach roads
 - ways
 - terrace
 - green-flat , grass

The result dream house "timber building"



The result dream house
"timber building"



The result dream house
"timber building"



The result dream house
"timber building"



The result dream house
"timber building"



Conclusions

- By using timber in timber buildings are own contributions possible in all stages of erection.
- The costs are lowered by own contribution.

Conclusions

- The timber building company takes over when desired the complete execution of construction as a general contractor.
- While self-made the building support could be made by the timber construction enterprise.

Conclusions

Your carpenter give you a competent consultation to your own house.

Conclusions

Grown for the requirements of the future humans build for a long time with wood.

Starting by the early historical crannogs over the timber frame houses of later centuries up to the high-tech constructions of today - everywhere we find eloquent certifications to that variety, aesthetics and life span of timber constructions.

By the way also under unfavorable climatically conditions: In Scandinavia and North America live more humans in timber buildings than in buildings of stones

Conclusions

- Building with timber is up-to-date. In house building the timber construction method is winner of the past decade. .
- With good reasons, because modern timber buildings offer many advantages, which are important for interested costumers and planners.

Thank you very much for your attention!